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PROJECT NOTIFICATION FORM

**NEW ENGLAND BAPTIST HOSPITAL
AMBULATORY CARE BUILDING/
PARKING STRUCTURE**

145 Parker Hill Avenue
Boston, Massachusetts 02120

DECEMBER 10, 1993

Submitted To:

BOSTON REDEVELOPMENT AUTHORITY
One City Hall Square
Boston, Massachusetts 02201

Submitted By:



NEW ENGLAND BAPTIST HOSPITAL
125 Parker Hill Avenue
Boston, Massachusetts 02120

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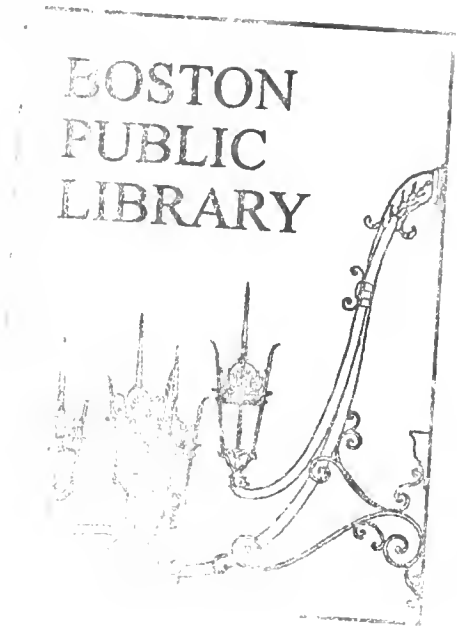
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December 9, 1993

Ms. Beverly Johnson
Assistant Director for Institutional
Planning and Development
Boston Redevelopment Authority
Boston City Hall, Ninth Floor
Boston, MA 02201

RE: New England Baptist Hospital
Project Notification Form Submission



Dear Ms. Johnson:

On behalf of New England Baptist Hospital ("the Hospital"), I am pleased to transmit herewith twenty-five (25) copies of the Project Notification Form for your distribution to all agencies and persons as required by the Boston Zoning Code, Article 31, Section 31-5 (1). The proposed project is an ambulatory care building and parking structure.

On behalf of the Hospital and the development team, we are looking forward to working with the BRA and the community on this project and ensuring the long term viability of the Hospital in the City of Boston.

Sincerely,

Gary E. Reed
Vice President, Support Services
New England Baptist Hospital

WJH/lp

cc: Lawrence E. Kaplan, P.C., Goodwin-Proctor
Mitchell L. Fischman, HMM Associates

**New England Baptist Hospital
Ambulatory Care Building/Parking Structure**

**145 Parker Hill Avenue
Boston, Massachusetts**

Project Notification Form

December 10, 1993

Submitted To:

**Boston Redevelopment Authority
1 City Hall Square
Boston, Massachusetts 02201**

Submitted By:

**New England Baptist Hospital
125 Parker Hill Avenue
Boston, MA 02120**

Prepared By:

**HMM Associates, Inc.
Environmental Consultants, Engineers & Planners
196 Baker Avenue
Concord, MA 01742**

TABLE OF CONTENTS

	Page
I. SUMMARY	I-1
A. Project Identification	I-1
B. Narrative Project Description	I-4
C. Project Benefits	I-6
D. Status of Master Plan and Area-Wide Planning Coordination	I-10
E. Public Agencies	I-10
F. List of Any Zoning Relief Sought	I-11
G. Governmental Agencies or Programs from which Financial Assistance for Project is Being Sought	I-11
II. PROJECT DESCRIPTION	II-1
A. Location Map, Site Plans, Elevation and Building Section	II-1
B. Dimensions	II-1
C. Current and Proposed Uses and Areas	II-2
III. ASSESSMENT OF DEVELOPMENT REVIEW COMPONENTS	III-1
A. Transportation Component	III-1
B. Environmental Protection Component	III-1
C. Urban Design Component	III-3
D. Historic Resources Component	III-5
E. Infrastructure Systems Component	III-5
IV. COORDINATION WITH OTHER GOVERNMENTAL AGENCIES	IV-1
A. Architectural Access Requirements	IV-1
B. Massachusetts Environmental Policy Act	IV-1

TABLE OF CONTENTS (Continued)

	Page
V. PROJECT CERTIFICATION	V-1
ATTACHMENT A - EXHIBITS	A-1
1. Location Map	
2. Existing Site Plan	
3. Proposed Site Plan	
4. Proposed Ambulatory Care Building/Parking Structure Project	
5. North Elevation	
6. Section Drawing	
ATTACHMENT B - TRANSPORTATION OVERVIEW	B-1
B.1 Existing Traffic Volumes	B-1
B.2 Parking Supply	B-2
B.3 Future Condition	B-3

I. SUMMARY

A. Project Identification

1. *Project Name*

- New England Baptist Hospital
Ambulatory Care Building/Parking Structure

2. *Address/Location:*

- 145 Parker Hill Avenue
Boston, Massachusetts 02120

3. *Property Owner:*

- New England Baptist Hospital
125 Parker Hill Avenue
Boston, Massachusetts 02120

4. *Owner's Representatives:*

- Mr. Gary E. Reed, Vice President
New England Baptist Hospital
125 Parker Hill Avenue
Boston, Massachusetts 02120

5. *Legal Counsel:*

- Goodwin, Procter & Hoar
Exchange Place
53 State Street
Boston, Massachusetts 02109-2881

Mr. Lawrence E. Kaplan, P.C.
Ms. Rebecca Lee, Esq.

6. *Development Manager:*

- Northland Advisors, Inc.
2150 Washington Street
Newton, Massachusetts 02162

Mr. William J. Hunt, Jr., Vice President,
Commercial Development

7. *Architect:*

- William Rawn Associates, Architects, Inc.
101 Tremont Street
Boston, Massachusetts 02108

Mr. William Rawn
Mr. Douglas C. Johnston

8. *Environmental and Transportation Consultant:*

- HMM Associates, Inc.
196 Baker Avenue
Concord, Massachusetts 01742

Mr. Mitchell L. Fischman, AICP, Associate
Ms. Jill H. Reynolds
Mr. Barry Porter, AICP

9. *Mechanical Engineer:*

- TMP Consulting Engineers, Inc.
52 Temple Place
Boston, Massachusetts 02138

Mr. Dick Zaccone
Mr. Roger Wardwell

10. *Electrical Engineer:*

- Lottero & Mason Associates, Inc.
132 Lincoln Street
Boston, Massachusetts 02111

Mr. Bill Henney

11. *Civil Engineer:*

- H.W. Moore Associates, Inc.
112 Shawmut Avenue
Boston, Massachusetts 02118

Mr. Robert Carter

12. *Landscape Architect:*

- Child Associates
240 Newbury Street
Boston, Massachusetts 02116

Ms. Susan Child
Mr. Robert Corning

13. *Master Plan Architect:*

- Marsters & Sargent Architects Inc.
1249 Boylston Street
Boston, Massachusetts 02215

Mr. Tim Marsters

14. *Structural Engineer:*

- LeMessurier Associates
1033 Massachusetts Avenue
Cambridge, Massachusetts 02138

Mr. Peter Cheever

15. *Parking Structure Consultant:*

- Carl Walker Engineers
445 W. Michigan Avenue
Kalamazoo, Michigan 49007

Mr. Gary Cudney

16. *Estimated Start and Completion Dates:*

- Start Date: September 1994
- Completion Date: December 1995

17. *Estimated Total Project Cost:*

- Approximately \$19 million

18. *Project Design Status:*

- Schematic Design Phase

19. *Mission Hill Interim Planning Overlay District:*

- Under the Mission Hill Interim Planning Overlay District (IPOD), a new structure or extension in excess of 10,000 square feet to be used for an institutional use within the IPOD requires Institutional Master Plan approval pursuant to Section 27M-13 of the Boston Zoning Code and requires the issuance of an IPOD permit by the Board of Appeals.

20. *Article 31, Boston Zoning Code:*

- This project does not fall under the Boston Redevelopment Authority's jurisdiction for development review, pursuant to Article 31 of the Boston Zoning Code. This Project Notification Form is being submitted voluntarily, for informational purposes, at the request of the Boston Redevelopment Authority, in order to provide a summary of the project and its impacts.

B. Narrative Project Description

The New England Baptist Hospital is a not-for-profit, non-sectarian, acute care, tertiary referral hospital located at 125 Parker Hill Avenue in Boston's Mission Hill area (see Exhibit 1). It is licensed by the Massachusetts Department of Public Health to operate 220 beds, including 190 medical/surgical beds, 10 intensive care beds, and 20 hospital-based rehabilitation and skilled nursing beds. As a tertiary referral facility, it is renowned for its treatment of complex conditions, especially orthopedics.

The Hospital's existing campus facilities include approximately 22 acres (see Exhibit 2). The New England Baptist Hospital Master Plan has identified program needs for new medical offices, ambulatory care and additional parking. Over the past five years, the Hospital has experienced considerable demand by physicians for quality medical offices on the Hospital campus. The Hospital anticipates the need for forty additional offices over the next few years.

As is the case throughout the health care industry, ambulatory care at the Hospital has grown more rapidly than inpatient care. The Hospital, therefore, needs to develop clinical service areas dedicated to the ambulatory patient, and new medical offices which serve these patients. In order to meet the growing

need for ambulatory care, the Hospital proposes to construct a new Ambulatory Care Building and associated parking structure (the "Project"). The Project will also include site improvements, primarily along Parker Hill Avenue.

The new Ambulatory Care Building will be located in the undeveloped area to the east of the existing Fogg Building (see Exhibit 3). This proposed site has the advantage of being adjacent to the parking in Lot G, clear access to the Hospital and the potential for linkage with the main Hospital buildings.

The Ambulatory Care Building will include approximately 72,000 gross square feet (gsf) of clinical and accessory medical office and support space on four levels. Three levels will be above-grade and one level will be partially below-grade.

The trend toward ambulatory care services increases the demand for convenient parking. The Hospital is planning to address new parking demands by increasing the capacity of Lot G, by constructing a parking structure, and by continuing to have a multi-faceted parking management strategy and continued support of public transportation. The new Parking Structure will be on two levels below-grade and two and one-half levels above-grade, and will provide parking for approximately 435 vehicles. The new Parking Structure will replace 134 existing spaces in Lot G, resulting in a net gain of 301 spaces. By putting approximately half of the parking spaces at grade or below ground level, the visual impact of the parking structure will be dramatically reduced. The design will provide for both self-park and valet service.

As a part of the Project, a new entry drive for the Hospital from Parker Hill Avenue will be established east of the proposed Ambulatory Care Building. This drive will curve around the building, where vehicles can then access the new Parking Structure or continue to the drop-off area at the existing main Hospital entrance. The current entrance drive will be removed and landscaped.

An important element of the Project is an underground connection between the proposed Parking Structure and the Ambulatory Care Building. The existing at-grade connection between the Brigham Building and the Fogg Building will be expanded and extended to meet the new Ambulatory Care Building. This will be a physical link as part of a unified circulation system between all the Hospital buildings, including the Parking Structure.

Conceptual landscaping plans for Parker Hill Avenue and the Hospital land to the north of Parker Hill Avenue at Parking Lots D and F are currently being prepared. This landscaping effort will require removal of four vacant houses along Parker Hill Avenue. A vacant house at the corner of Sachem Street and Iroquois Street within the boundaries of Lot D will also be removed. The landscaping will include ornamental trees along Parker Hill Avenue. Restriping

of the spaces in Lots D and F will also be completed. The resulting campus access will provide an attractive, integrated, and clear approach and entry to New England Baptist Hospital (see Exhibit 3).

C. Project Benefits

The Hospital needs to develop facilities which will allow it to continue to provide the highest level of patient care. The Project will benefit the public by providing the most up-to-date health care to the Hospital's clients, particularly in light of the dramatic shift to outpatient care.

As the Project includes construction of less than 100,000 gross square feet (excluding the parking structure), it is not a Development Impact Project, as that term is defined in Section 26A of the Boston Zoning Code.

Mission Hill Benefits

The Hospital has, over the years, worked with the community in the continuing effort to create an environment which is simultaneously supportive of the Hospital and the residents of Mission Hill. The Hospital has been in the Mission Hill community for over 100 years and recognizes that the health and strength of the Hospital is linked to the health and strength of the neighborhood. The Hospital believes its responsibility as part of the community can be found in the following broad areas:

- ***Health Care***

New England Baptist Hospital is committed to improving the health of the community. The Hospital runs a number of education, outreach, screening and treatment initiatives and is constantly working to expand and identify further methods to maintain and improve the health of the community. Some of the Hospital's programs include:

- Funding for the Cardiac Disease Prevention Center which pairs the Roxbury Comprehensive Health Center (RoxComp) and several other community health centers in Roxbury, Mattapan and North Dorchester with three area hospitals, including NEBH, in creating a community-based model of comprehensive cardiac disease prevention and diagnosis for residents of Boston's minority communities at high risk of cardiovascular disease. The Center is designed to provide a culturally-appropriate program of cardiac care services which includes the following:
 - Detection and Prevention Services
 - Advocacy and Case Management Services
 - Diagnostic Services
 - Outpatient and Inpatient Referral Services

- Mammography screening program for underserved women in Mission Hill.
- Monthly blood pressure screening for senior citizens at ABCD and Mission Church.
- Skin cancer screening annually.
- Sports medicine clinics for Mission Hill summer camps.
- Periodic health fairs at Mission Park.

- ***Housing***

New England Baptist Hospital is committed to working with the Mission Hill community in order to create a better, more livable environment for all and to ensure that property values are not diminished. As a strong and vital member of the neighborhood, it is the Hospital's responsibility to maintain and collaborate with neighbors to improve the quality of life in the community. The Hospital works to achieve this through support and participation in community based organizations which address the needs of youth, families and senior citizens in Mission Hill. The Hospital is also committed to improving the physical environment of Mission Hill through support of housing initiatives, parking and traffic management planning, maintenance and landscaping of the Campus and the land surrounding it. The sincerity of that commitment is evidenced in part by the following:

- McLaughlin Playground, a City-owned play and recreation area to the east of the Hospital, is maintained by the Hospital at its expense.
- In 1987, the Hospital contributed \$125,000 to help finance the construction of the "Back of the Hill Row houses" located to the south of the Hospital.
- The Hospital continues to work with the community to reduce non-residential on-street parking, specifically by planning additional off-street parking, by supporting a permit parking program for residents, and by providing financial support for the Mission Link Bus Service.

Other program initiatives the Hospital supports include:

- Mission Link - one third of the operating budget is donated by the Hospital.

- Mission Hill Community Health Centers serving the youth of Mission Hill.
- Project LIFE, a community based organization dedicated to lowering infant mortality.
- Mission Hill ABCD Neighborhood Center, including Senior Center.
- Mission Hill ABCD Food Pantry.
- Housing initiatives through publicity of NHS services.
- Involvement with various community groups, including:
 - Mission Hill Neighborhood Housing Services
 - Mission Hill Crime Committee
 - Longwood Medical Area/Mission Hill and Fenway Food Project
 - Mission Hill Theater
 - Carol DiMaiti Stuart Foundation

The Hospital provides a package of community benefits to the City of Boston, especially the Mission Hill neighborhood, and is committed to working with both the City and the community to continually enhance this program as needs are identified by the community.

- ***Employment and Job Training***

As the largest employer in Mission Hill outside the Longwood Medical and Academic Area, the Hospital is committed to promoting employment opportunities for Boston, and specifically for Mission Hill residents, through support of job training programs for high school students and adults. The Hospital currently employs 1,200 people, of which 492 are Boston residents and 98 are residents of Mission Hill.

Programs are also offered to employees for career advancement. Promotion of employment opportunities also includes the provision of scholarships for further education in health care careers. In support of the City of Boston, the Hospital awards scholarships to Boston School graduates who wish to attend its School of Nursing. Fifty-two scholarships have been awarded between 1985 and 1993, and seven more are being awarded in 1993-1994.

Several scholarships are available to finance training in the field of radiography at Bunker Hill Community College and Massachusetts Bay

Community College, on both a full- and part-time basis. Scholarships are available with priority given to New England Baptist Hospital employees, members of an employee's family, and Boston residents. Minimum requirement for application is a High School Diploma or GED. Scholarship require the willingness to work at the New England Baptist Hospital upon completion of the program. The scholarship covers full tuition, fees, and books for a two-year, or three-year part-time, Radiography program. In addition to payment of fees, part-time employment may be arranged while attending the program.

The Hospital has recently added a scholarship program in the Departments of Laboratory (Medical Technologist) and Rehabilitative Services (Staff Therapist). This is a monetary-only scholarship with a provision that upon graduation, the employee must commit one year of employment with the Hospital.

In addition to scholarships, New England Baptist Hospital participates in a Project Protech Program in association with the Boston Private Industry Council. This program provides internships and summer jobs to Boston Public School students interested in health careers. The Hospital has played an active role in development of the curriculum.

Through the Private Industry Council, NEBH will also work with the Farragut Elementary School to encourage students to learn through a variety of methods which could include reading to classes, nutrition education, providing role model presentations or tours of the Hospital. The Farragut School serves 275 children, about half of which are from the Mission Hill area and the other half travel from different City neighborhoods.

Other support provided by the Hospital includes:

- Dimock Community Health Center and the Hospital are partners in several clinical internships for job training programs.
- Morgan Memorial internship site for clients returning to work.
- Job Fairs in Mission Hill, Boston Public Schools and other City locales.
- Madison Park High School internship program.
- Dorchester High School magnet program.
- Jobs for Youth internship program.
- English as a Second Language for employees.

- Job Listings are distributed to community leaders.
- ***Child Care***

The New England Baptist Hospital does not currently have a child care program. The Hospital does offer a Dependent Care Program through payroll deduction. This program has been in effect since January 1, 1989.

D. Status of Master Plan and Area-Wide Planning Coordination

The New England Baptists Hospital is in the process of completing an Institutional Master Plan through the year 1999, pursuant to Article 27M, Section 27M-13 of the Boston Zoning Code. A draft of the Master Plan is being submitted to the BRA in accordance with this Article.

E. Public Agencies

The following is a list of Federal, State and local agencies from which permits or other actions are anticipated to be sought. Other permits may be added as development plans proceed. (Please note that the permits/actions listed below will be filed unless further analysis indicates that a particular permit or action is not required.)

Agency Name

Anticipated Permit or Action

Federal

Environmental Protection Agency

NPDES Stormwater Discharge Permit

State

Department of Environmental Protection

- Division of Air Quality Control

Pre-Construction Notice

- Division of Water Pollution Control

Sewer Connection/Extension Permit

- Division Of Water Supply

Water Supply Permit

Massachusetts Water Resources Authority

Sewer Use Discharge Permit

Local

Boston Redevelopment Authority/
Board of Appeal

Article 31 Development Review (Voluntary)
Zoning Relief
Institutional Master Plan Approval
Article 27M IPOD Permit
Cooperation Agreement

Agency NameAnticipated Permit or ActionLocal (Continued)

Boston Transportation Department	Transportation Access Plan Construction Traffic Management Plan Parking Management and Mitigation Plan
Boston Water and Sewer Commission	Water and Sewer Tie-In Approval
Boston Inspectional Services Department	Earth Removal Permit Building Permit
Committee on Licenses - Public Safety Commission	Garage Permit Storage of Flammables and Chemicals
Boston Air Pollution Control Commission	Construction Noise Regulations Compliance
Public Improvements Commission	New Access Permit from Public Way

F. List of Any Zoning Relief Sought

The portion of the Hospital land where the Project will be built is designated as an H-2 District. A conditional use permit is required for hospital uses and will be obtained for the project. In addition, The Hospital is located in the Mission Hill Interim Planning Overlay District (IPOD) and an IPOD permit for the Project must be issued by the Board of Appeals.

G. Governmental Agencies or Programs from which Financial Assistance for Project is Being Sought

No financing from governmental agencies or programs is being sought at this time.

II. PROJECT DESCRIPTION

A. Location Map, Site Plans, Elevation and Building Section

The following Exhibits found in Attachment A of this document show the physical aspects of the Project:

- Exhibit 1 - Location Map
- Exhibit 2 - Existing Site Plan
- Exhibit 3 - Proposed Site Plan
- Exhibit 4 - Proposed Ambulatory Care Building/Parking Structure
- Exhibit 5 - North Elevation
- Exhibit 6 - Section Drawing

B. Dimensions

1. Existing Ownership/Land Uses/Building Occupancies

The Project Site is owned by New England Baptist Hospital and is located on the eastern edge of the Hospital's 22-acre campus in the Mission Hill area of Boston. The Ambulatory Care Building will be located on undeveloped land east of the Fogg Building. The proposed Parking Structure will be located on a portion of existing Lot G, just south of the proposed Ambulatory Care Building. The new Campus entrance will also be located on the eastern end of the Campus on currently undeveloped land.

Land uses surrounding the Project include either hospital property, residences or open land. North of the Project is the Hospital's parking Lot F across Parker Hill Avenue. Land east of the Project site is undeveloped, consisting of additional Hospital property and City parkland, which was previously used by the Hospital for parking. This area is no longer used for parking and has been returned to green space by the Hospital. Further east is McLaughlin Park, a City park which includes a playground and ball field maintained by the Hospital. South of the Site, land immediately adjacent to the Hospital is undeveloped. A portion of it is owned by the City of Boston Department of Parks and Recreation and the remaining portion is owned by the Boston Natural Areas Fund, a private not-for-profit organization dedicated to the preservation of open space in the City. Further south along Fisher Avenue uses are primarily residential. The main portion of the Hospital is located west of the Site.

2. Site Description

The Project will be located on the Hospital's 22-acre campus at the top of Parker Hill. The topography of the Campus is steep with ground elevations ranging from approximately 170 feet at the intersection of Parker Hill Avenue and Fisher Avenue, to 225 feet just east of the proposed Project area. The Project will be located on approximately 4.7 acres (205,000 square feet) of land, which currently includes undeveloped land and a portion of Parking Lot Lot G. Parking Lot G currently provides parking for 185 vehicles, including valet parking. The new parking structure will replace 134 of the spaces in Lot G, resulting in a net addition of 301 spaces. Elevations within the Project area are relatively level, ranging from 216 feet to 224 feet.

3. Building Height

The proposed Ambulatory Care Building will be three stories above-grade and one story below-grade. The height of the building will be approximately 42 feet above existing grade. The Project also includes a Parking Structure with two and one-half levels above-grade levels and two below-grade levels, with a total height above-grade of approximately 23 to 33 feet.

C. Current and Proposed Uses and Areas

Currently, a portion of the Site includes a surface parking lot for 185 vehicles and the remaining portion is undeveloped.

Proposed uses include an Ambulatory Care Building on the undeveloped portion of the Site. The building will be three stories above-grade and one story partially below-grade. The Ambulatory Care Building will include approximately 72,000 gsf of clinical and accessory medical office and support space. A Parking Structure is proposed on a portion of the existing surface lot, which will provide space for approximately 435 vehicles (replacing 134 existing spaces).

Table 1 summarizes the proposed uses for the Project.

Table 1: Proposed Program Summary
New England Baptist Hospital Ambulatory Care Building/Parking Structure

		<u>Gross Square Feet</u>
<u>Floor</u>	<u>Proposed Uses</u>	<u>Total</u>
B	Hospital Support/Mechanical Space	18,000
1	Outpatient Clinic, Lobby	18,000
2	Accessory Medical Offices	18,000
3	Accessory Medical Offices	18,000
TOTAL		72,000 gsf

Parking

Level LL2	99 Cars
Level LL1	99 Cars
Level G	87 Cars
Level 2	99 Cars
Level 3	<u>51 Cars</u>
TOTAL	435 Cars

III. ASSESSMENT OF DEVELOPMENT REVIEW COMPONENTS

A. Transportation Component

Parker Hill Avenue is the major roadway which serves the Hospital, running in a north-south direction from Huntington Avenue to the west of the Hospital and then turns 90 degrees and runs in an east-west direction to Parker Street. Fisher Avenue is also a local roadway which serves the Hospital and surrounding area and runs generally east-west to the south of the Hospital. Sachem Street is a local roadway on Parker Hill extending from Calumet Street to Parker Hill Avenue.

The Project will include the construction of a new Parking Structure for approximately 435 vehicles. The new Parking Structure will serve both the needs of the Ambulatory Care Building and general Hospital uses. The new Parking Structure will replace 134 spaces currently located on-site, increasing the number of spaces by 301.

A scope of work for the Transportation Component will be developed after discussion with the BRA and the Boston Transportation Department (BTD) during the PNF review period. A Parking Management and Mitigation Plan (Section 27M-13) pursuant to the Mission Hill Interim Planning Overlay District (IPOD) requirements will also be completed.

The Hospital recognizes the transportation and parking needs not only of its users (i.e., patients, visitors, physicians and employees), but of the residents in Mission Hill and the City of Boston. The Hospital supports area-wide transit, and parking improvement strategies to meet this overall objective.

B. Environmental Protection Component

1. Wind

Being at the top of Mission Hill, the Project Site can become windy at times, as there are no structures which provide protection from the wind. The new structures will be a maximum of three stories and should therefore not change the wind environment to any significant extent.

2. Shadows

The proposed structures will only be three stories high, and will therefore not generate significant new shadows. Immediately north of the Project, the area most affected by potential shadows, is the Hospital's parking Lot F.

3. *Daylight*

The Project is not in a downtown location where daylight obstruction is a significant concern. The proposed structures will not be tall enough to obstruct or impact on the sky dome.

4. *Solar Glare*

The Ambulatory Care Building will be constructed with a predominantly a brick exterior skin, which will minimize solar glare, .

5. *Air Quality*

An air quality analysis will be performed, if scoped by the BRA, to assess the impacts of project generated traffic and the proposed Parking Structure.

6. *Water Quality*

The Parking Structure will be constructed on a currently impervious surface (Lot G). Runoff from the Parking Structure will be routed through oil/water separators prior to being discharged to the stormwater system. The Ambulatory Care Building will have separate sanitary and stormwater connections. A stormwater discharge permit will be required for construction of the Project.

7. *Flood Hazard Zones/Wetlands*

The Site is located on top of a hill. It is not located in a flood hazard zone or wetland.

8. *Groundwater*

Subsurface investigations will proceed with further design stages of the Project. Previous subsurface investigations (1985) indicated that groundwater levels will not be affected by the proposed below-grade construction.

9. *Geotechnical*

Geotechnical studies will proceed with further design stages of the Project.

10. *Solid and Hazardous Waste*

The site of the proposed Ambulatory Care Building was previously occupied by a medical building. Data obtained in 1985 testing on fill revealed no evidence of residual or hazardous materials.

11. Noise

Temporary construction noise will comply with the City of Boston noise ordinance. Standard mitigation practices to reduce noise levels during construction will be implemented. Noise levels generated during operation of the Ambulatory Care Building will be typical for this type of building.

12. Construction

Construction of the proposed Ambulatory Care Building is proposed to begin in September 1994. A Construction Management Plan will be prepared for submission to the Boston Transportation Department prior to construction. Construction management and scheduling will aim to minimize impacts on the surrounding area. Plans for construction worker commuting and parking, routing plans for trucks and deliveries, and control of construction dust and noise will be developed in the Draft Project Impact Report (DPIR). Barricades, enclosures, walkways and signage will be used, as appropriate, to ensure the public's safety throughout construction of the project.

13. Rodent Control

No rodent control problems are anticipated.

C. Urban Design Component

The design of the proposed new Ambulatory Care Building, Parking Structure, entry drive and associated landscaping improvements at the New England Baptist Hospital together respond to the following primary site conditions:

- 1) The current entry courtyard, probably the best of any local hospital, is fundamentally a positive experience which should be reinforced.
- 2) From the entry court, there are extraordinary views to Jamaica Plain and Boston.
- 3) From the proposed site for the Ambulatory Care Building, there are extraordinary views of downtown Boston.
- 4) The relationship of total building mass to open space at the Hospital campus should be maintained.

Ambulatory Care Building

The Ambulatory Care Building will reinforce and support the new entry drive from Parker Hill Avenue and help to define the new entrance to the Hospital. The position and form of the drive and the form of the building will welcome visitors. Also, the building's exterior will be developed to enliven the new entry and street.

Most importantly, from Parker Hill Avenue, the mass of the building is strongly divided into two primary forms. This achieves two important objectives: 1) the scale of the new building more closely reflects the scale of existing buildings on Parker Hill Avenue, and 2) the perception of size and bulk of the building is considerably diminished in a manner consistent with the Parker Hill Avenue streetfront.

Parking Structure

The proposed Parking Structure will work in concert with the Ambulatory Care Building to frame the new entry drive. By putting approximately half of the expected cars at or below grade, the visual impact of the Parking Structure has been dramatically reduced. The structure is a highly efficient design for both self park and valet service while providing an important enclosed link between parking and the main Hospital via the Ambulatory Care Building.

The design allows for the two facades visible from the drive and the Hospital to have flat or level floors behind them. This assures that these elevations do not need to look like parking structure walls but could instead look more like garden walls or the walls of the surrounding Hospital.

New Entry Drive and Landscaping

The Project area is situated at the eastern edge of the park-like top of Parker Hill, one of the highest land forms in Boston. A new park-like drive along the eastern edge of the Campus has been developed for the main entrance to the Hospital. The new entrance will allow for an at-grade connection between the new Ambulatory Care Building and the main Hospital buildings across the Hospital's existing entry drive. The new park-like drive will also improve the first impression of visitors arriving at the Campus by bringing them more naturally and gradually to the top of the Hill. By reorienting this drive, the destination of the front door is arrived at easily with the Ambulatory Care Building and Parking Structure working together to frame the drive and entry courtyard. The pastoral qualities of the hilltop campus are more fully exposed by the new entry, and the current entry drive's unfortunate visual connection with the Hospital's power plant smokestack are also eliminated.

The landscape provides an informal park setting of lawn, canopy trees, and an ornamental orchard for the new arrival of buildings. The regular hilltop land form has been restored to join gracefully with the lower slopes of Parker Hill. Through the proposed grading and planting, dramatic views are provided to the north, east, and south.

D. Historic Resources Component

The Parker Hill/Mission Hill Preservation Study was conducted in 1984 and 1985 by the Boston Landmarks Commission. As part of the project, survey forms for selected buildings of architectural or historic significance were prepared, and recommendations made for National Register listings and Boston Landmark designations.

Three properties within the Hospital campus were noted in the study, as listed below:

- Robert B. Brigham Hospital - 125 Parker Hill Avenue
- New England Baptist Hospital - 101 Parker Hill Avenue
- Edward H. Haskell Home for Nurses - 220 Fisher Avenue

None of the buildings adjacent to the Project area were surveyed as part of the 1985 study, although other properties have been surveyed in the Mission Hill/Parker Hill area. Additional information will be provided in the DPIR.

E. Infrastructure Systems Component

1. Sewage Generation

Sanitary sewage for the Ambulatory Care Building is estimated at 10,500 gallons per day (gpd), based on an average of 150 gpd per 1,000 gsf of space. Sanitary wastewater will be separated from stormwater.

2. Water Consumption

Water consumption for the new Ambulatory Care Building is estimated to be 11,550 gpd, based on 110% of the sewage generation estimate. The building will include flow reduction devices and other water conservation measures.

3. Electricity Consumption

For the Ambulatory Care Building, electricity consumption is estimated at 8w p.s.f., for a total of 560 kW. For the proposed Parking Structure, electricity consumption is estimated at 1w p.s.f., for a total of 160 kW.

4. Energy Requirements

Heating requirements for the Ambulatory Care Building are estimated at 100 boiler horsepower, which is to be provided by the existing Hospital boiler. Cooling loads will be handled by a new chiller at 220 ton capacity.

IV. COORDINATION WITH OTHER GOVERNMENTAL AGENCIES

A. Architectural Access Requirements

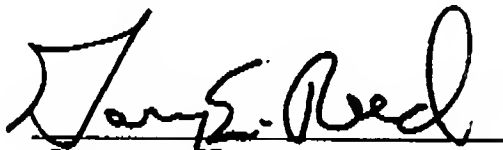
The Ambulatory Care Building and Parking Structure Project will conform with the requirements of the Americans With Disabilities Act (ADA) and of the Massachusetts Architectural Access Board.

B. Massachusetts Environmental Policy Act

The Project does not require the filing of an Environmental Notification Form.

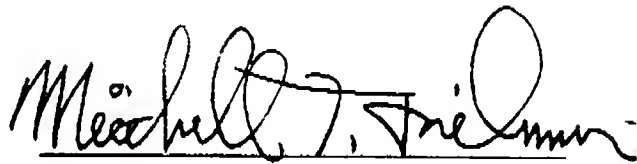
V. PROJECT CERTIFICATION

Twenty-five (25) copies of this form have been submitted to the Boston Redevelopment Authority for distribution to all agencies and persons described in the Boston Zoning Code, Article 31, Section 31-5(1).



Signature of Proponent's
Representative

Gary E. Reed
Vice President
New England Baptist Hospital
125 Parker Hill Avenue
Boston, Massachusetts 02120



Signature of Person
Preparing PNF

Mitchell L. Fischman, AICP, Associate
Director of Environmental Planning
HMM Associates, Inc.
196 Baker Avenue
Concord, Massachusetts 01742

ATTACHMENT A

Exhibits

ATTACHMENT A - EXHIBITS

Exhibit 1 - Location Map

Exhibit 2 - Existing Site Plan

Exhibit 3 - Proposed Site Plan

Exhibit 4 - Proposed Ambulatory Care Building/Parking Structure Project

Exhibit 5 - North Elevation

Exhibit 6 - Section Drawing

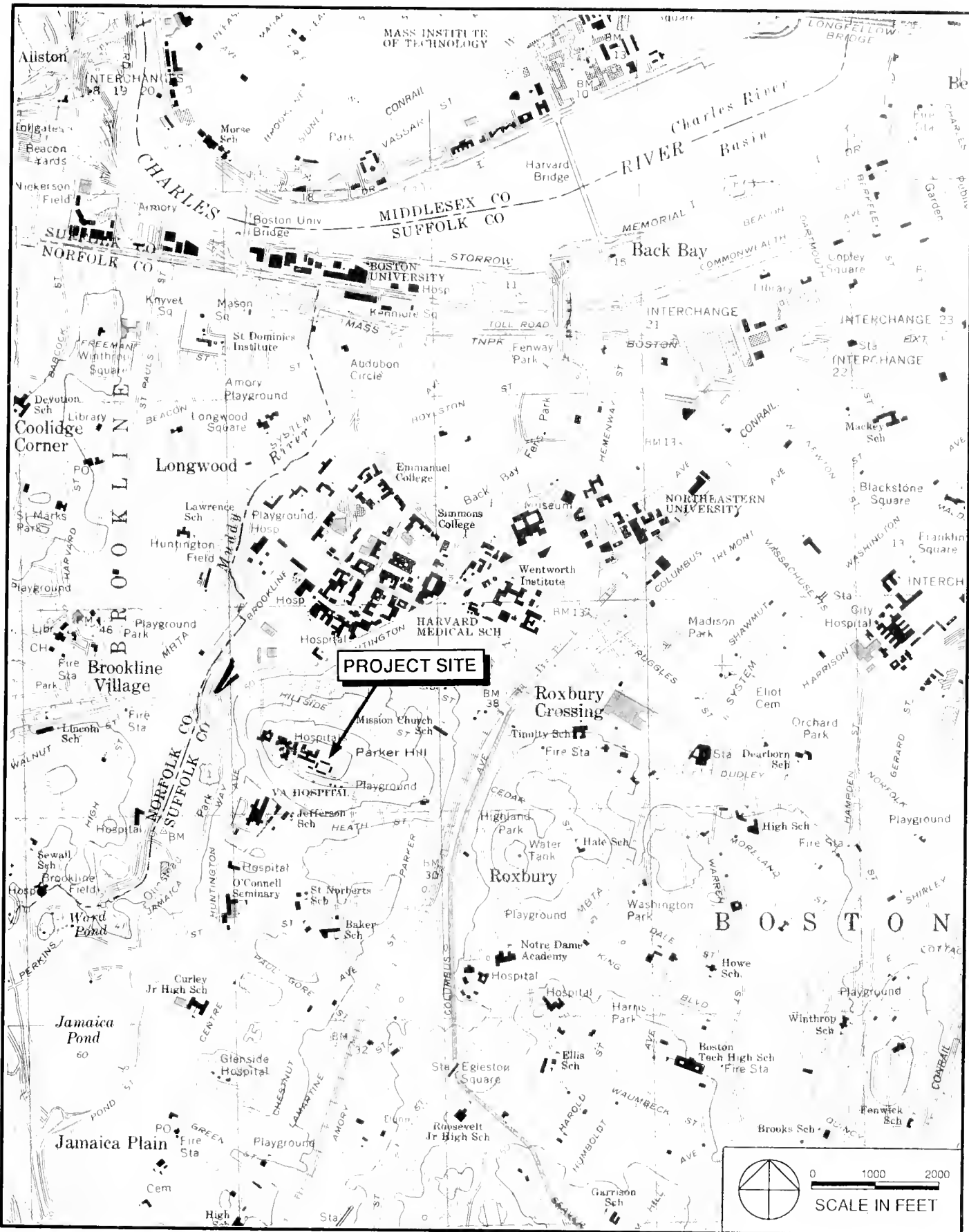


EXHIBIT I
LOCATION MAP

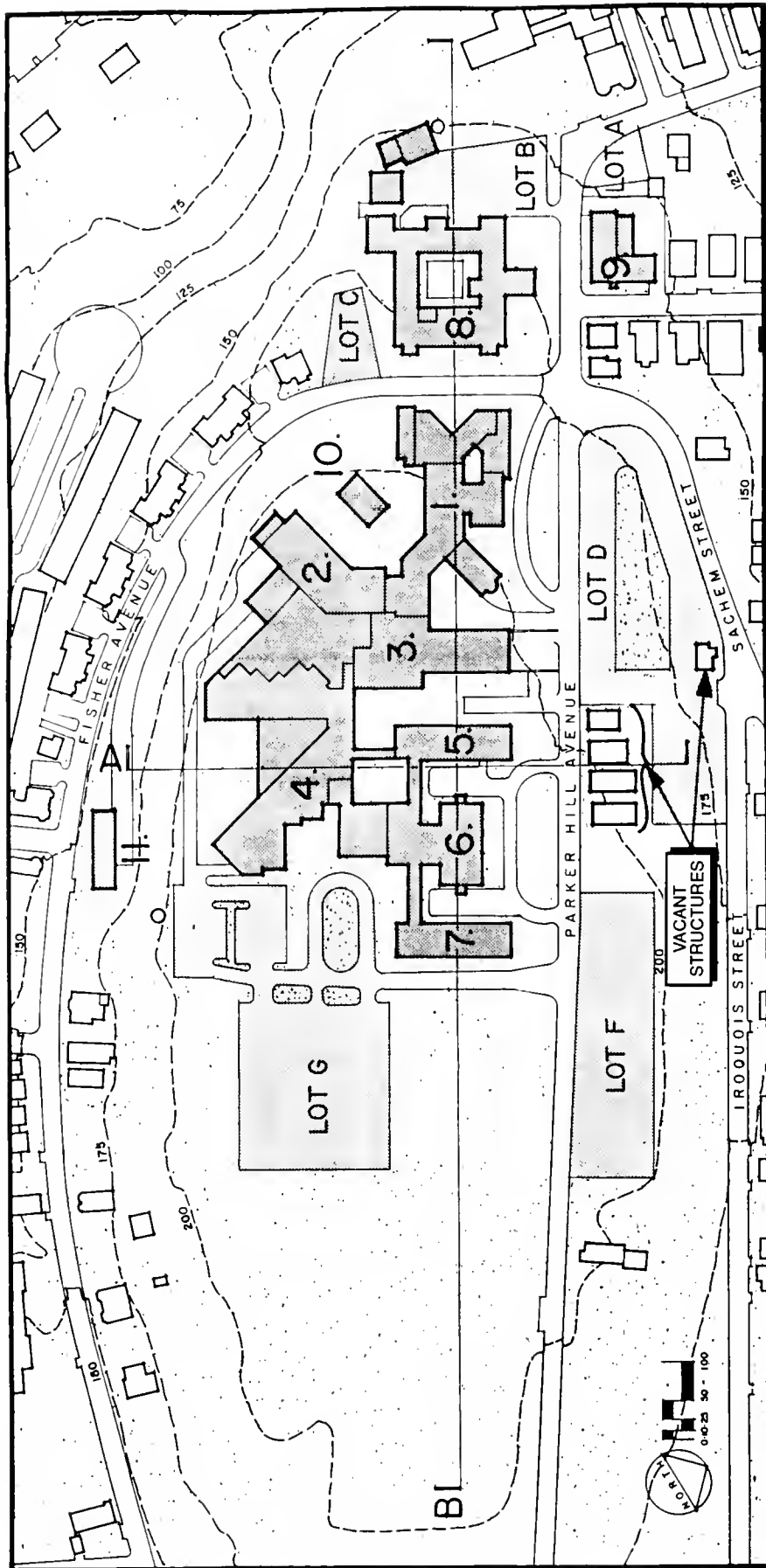


EXHIBIT 2 EXISTING SITE PLAN

NEW ENGLAND BAPTIST HOSPITAL
MARSTERS & SARGENT ARCHITECTS INC.

1. Main Building	5. Fremont-Smith Building	9. 70 Parker Hill Ave. Building
2. Converse Building	6. Brigham Building	10. Chapel
3. Lahey Building	7. Fogg Building	11. Power House
4. Jenks Building	8. School of Nursing	

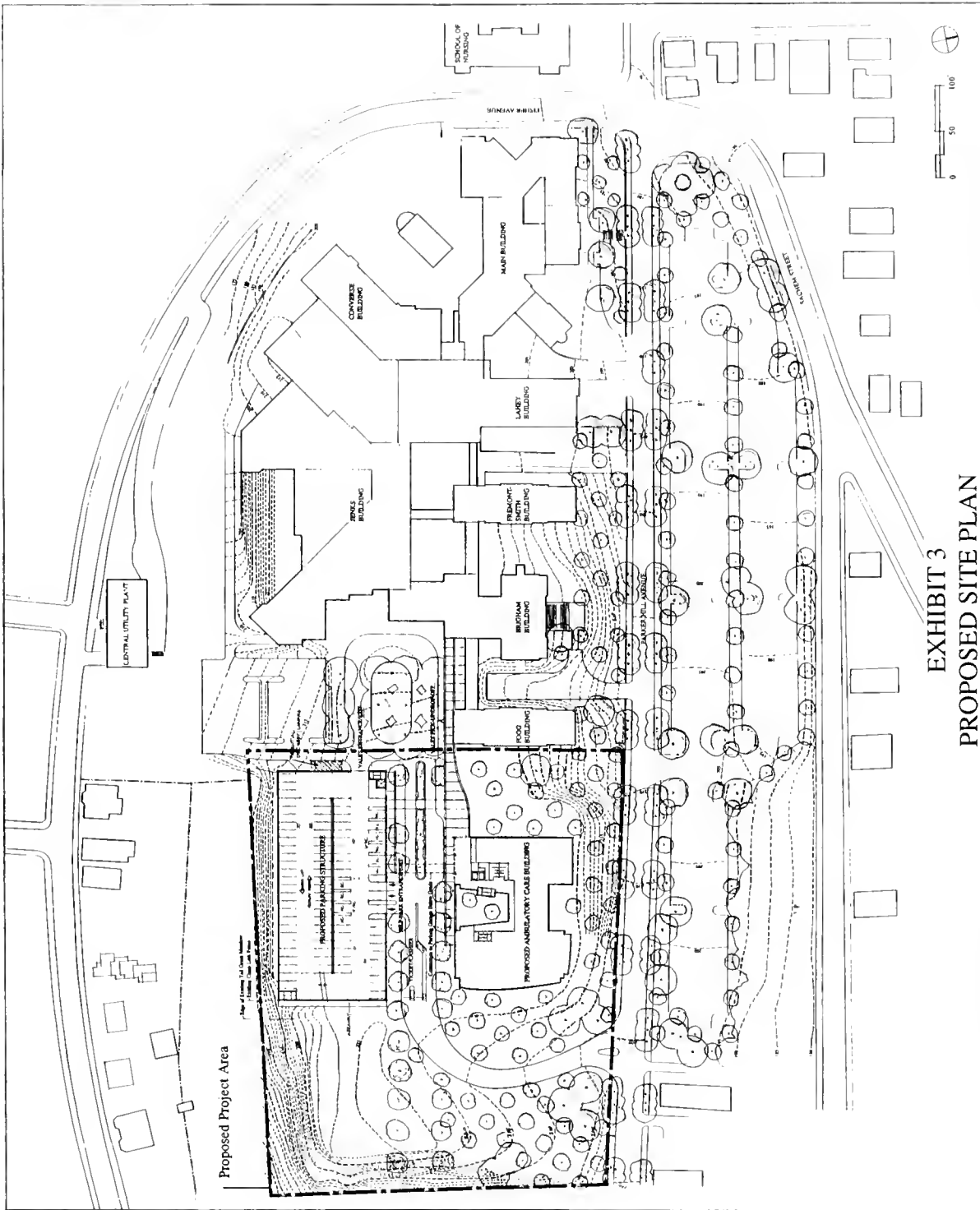


EXHIBIT 3 PROPOSED SITE PLAN

<p>WILLIAM RAWN ASSOCIATES, ARCHITECTS, INC. BOSTON, MA</p>	<p>NEW ENGLAND BAPTIST HOSPITAL BOSTON, MA</p>	<p>AMBULATORY CARE BUILDING AND PARKING STRUCTURE</p>
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September 10, 1973

Scale: 1" = 40'

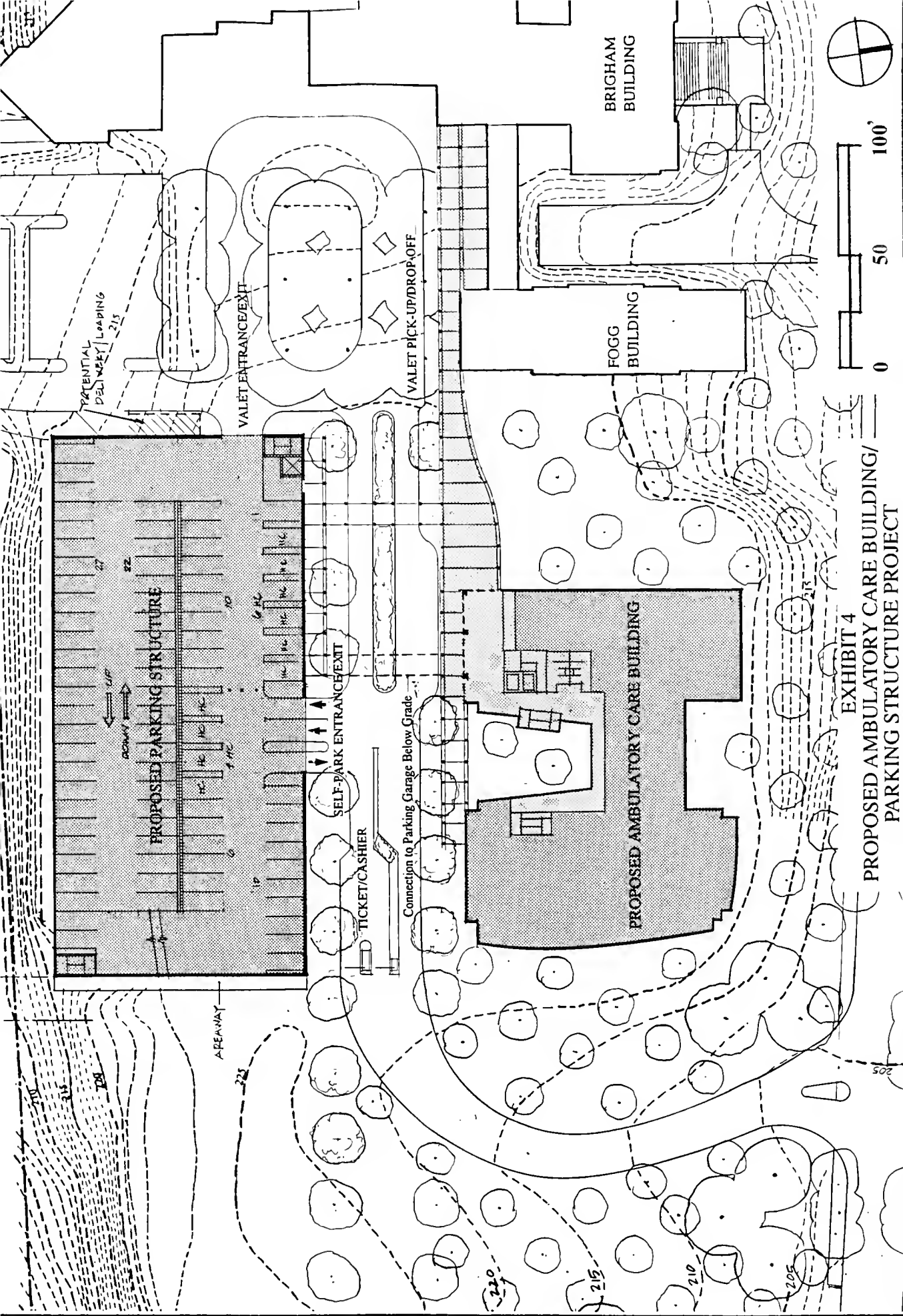


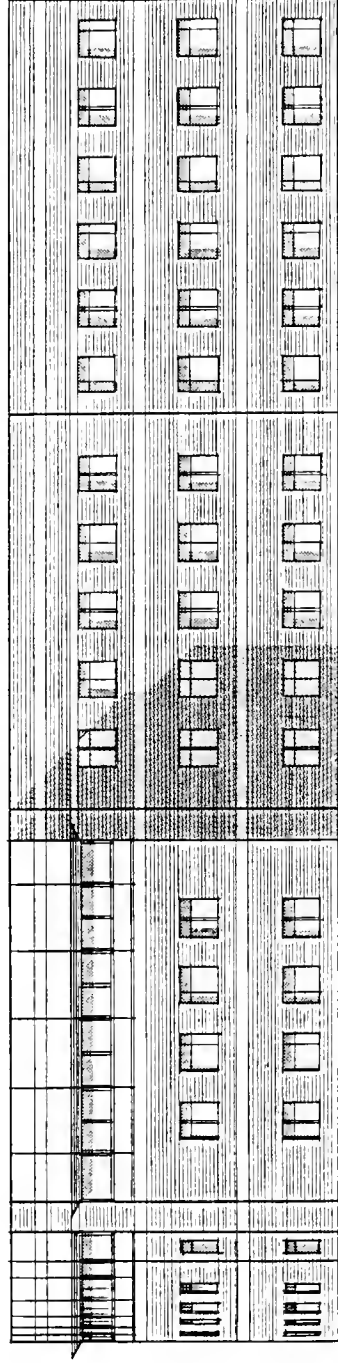
EXHIBIT 4

PROPOSED AMBULATORY CARE BUILDING/
PARKING STRUCTURE PROJECT

William Rawn Associates, Architects, Inc.
101 Tremont Street Boston, MA 02108

New England Baptist Hospital
Boston, MA

Ambulatory Care Building & Parking Structure
December 6, 1993



North Elevation

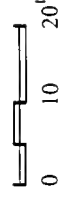
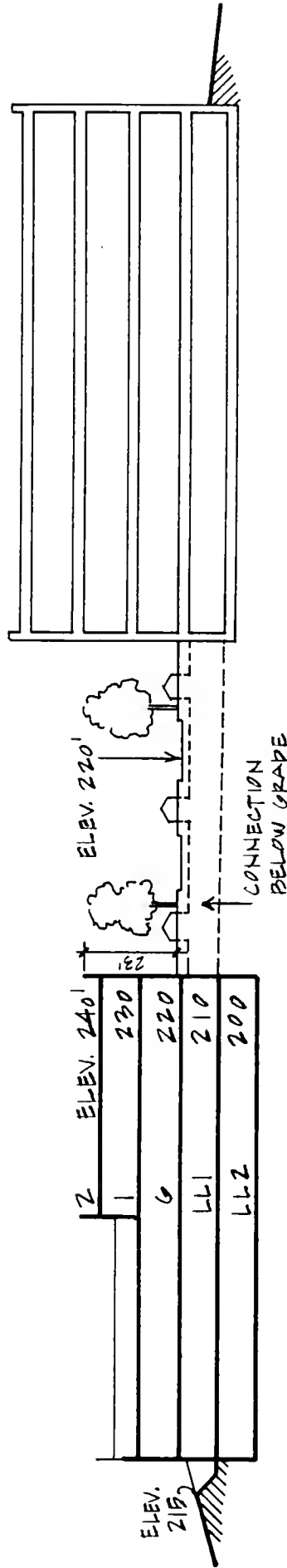
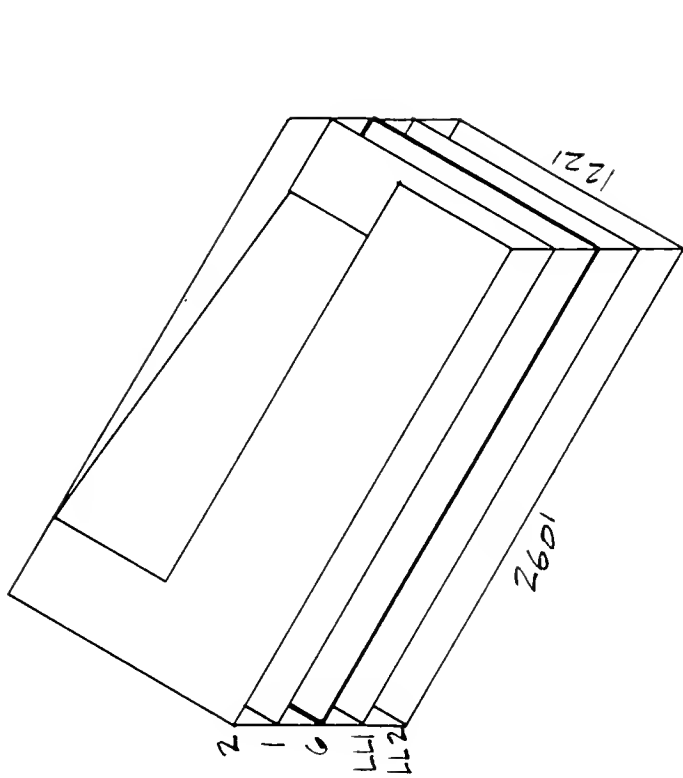


EXHIBIT 5
NORTH ELEVATION

PARKING SCHEME

LEVEL		
2	51	
1	99	
G	87 *	
LL1	99	
LL2	99	
TOTALS		435 SPACES

* GROUND FLOOR INCLUDES 10 HC SPACES



PARKING STRUCTURE

AMBULATORY CARE BUILDING

EXHIBIT 6
SECTION DRAWING

ATTACHMENT B

Transportation Overview

ATTACHMENT B - TRANSPORTATION OVERVIEW

This Transportation Overview accompanies New England Baptist Hospital's Project Notification Form for the Ambulatory Care Building/Parking Structure Project. The Hospital is located on a 22-acre campus in Mission Hill, and is bordered by Parker Hill Avenue, Sachem Street, Iroquois Street and Fisher Avenue.

This overview presents existing traffic and parking demand information for the Hospital. A more complete analysis of transportation impacts from the proposed project to be scoped by the Boston Transportation Department will be contained in the Transportation Component of the DPIR.

B.1 Existing Traffic Volumes

Traffic volumes were collected during March 1985,¹ as part of a previous transportation study. According to the data, there were minimal changes in overall volumes from 1980 to 1985. Assuming an annual growth rate of 1% since 1985, consistent with the limited growth between 1980 and 1985, 1993 volumes are estimated as shown in Table B-1.

Table B-1: Existing Traffic Volumes

	<i>Average Daily Traffic</i>	<i>AM Peak Hour</i>	<i>PM Peak</i>
Parker Hill Avenue West of Sachem Street	3,500	210	310
Parker Hill Avenue East of Sachem Street	2,700	230	330
Sachem Street north of Parker Hill Avenue	1,900	210	180
Fisher Avenue south of Parker Hill Avenue	2,400	340	280

¹ New England Baptist Hospital, Traffic and Parking Study, Vanasse/Hangen Associates, Inc., June 1985.

B.2 Parking Supply

Currently, the Hospital has six surface lots with a capacity of 475 spaces as shown in Table B-2 and illustrated in Exhibit 2. In addition, the Hospital leases one satellite facility for approximately 120 vehicles on Brookside Avenue in Jamaica Plain, which is used exclusively for employee parking. A detailed survey of parking operations at the Hospital was conducted to assist in identifying current parking demand and to establish a base condition for evaluating improvement alternatives as well as assessing any future hospital expansion plans. The utilization study of Lot G was conducted during the afternoon (3:00 PM - 6:00 PM) peak hour on Tuesday, March 9, 1993 and during the morning (6:00 AM - 9:00 AM) and midday (12:00 noon - 2:00 PM) peak hours on Wednesday, March 10, 1993. For Lots A through Lot F (except Lot B), the utilization was performed during the morning (6:30 AM - 9:00 AM), midday (11:00 AM - 2:30 PM) and afternoon (3:30 PM - 5:00 PM) peak hour on April 8, 1993. Lot B occupancy rates were provided by the Hospital, based on data collected from parking receipts.

Table B-2: Existing Supply and Assignment

<u>Parking Lot</u>	<u>Users</u>	<u>Parking Spaces</u>
<i>On-Campus:</i>		
A	Employees	8
B	Patients/Visitors/ Physicians	41
C	Employees	18
D	Employees	136
F	Employees	87
G	Patients, Visitors, Physicians, Second Shift Employees	<u>185</u>
Total On-Campus		475
<i>Satellite:</i>		
Brookside Avenue (Jamaica Plain)	Employees	120

The results of the survey data indicate that 88% of all spaces (162 cars) were occupied in Lot G as early as 9:00 AM. Between noon and 2:00 PM, total capacity was exceeded with occupancy ranging from 110% to 123% (227 cars at 2:00 PM). Based on parking receipts at Parking Lot B, peak occupancy occurs on Tuesdays when the average occupancy is 175% (72 cars). The data also shows that between 9:00 AM to 11:00 AM and between 1:00 PM to 2:30 PM, Lot B has the maximum number of vehicles. On the date of the survey, parking Lots A, C, D, and F all had high occupancy rates, but did not exceed total capacity.

B.3 Future Condition

The Hospital's Master Plan calls for the construction of a new 72,000 gsf Ambulatory Care Building. According to the Institute of Transportation Engineers (ITE) report "Trip Generation, An Informational Report" (5th Edition), the Ambulatory Care Building, including 36,000 gsf of medical offices and 36,000 gsf of hospital and clinic uses, will generate the following vehicle trips:

	<u>AM Peak Hour</u>	<u>PM Peak Hour</u>	<u>Daily</u>
Enter	90	65	1,305
Exit	<u>28</u>	<u>151</u>	<u>1,305</u>
Total	118	216	2,610

It should be noted that the above figures represent a conservative assumption that all trips to the Ambulatory Care Building will be new trips. In reality, many trips to the facility will be existing trips currently having a different Hospital building on the campus as their destination.

The new Parking Structure will replace 134 spaces currently in Lot G. Therefore, after construction of the Project, the total number of spaces on-campus will be 776, a net increase of 301 spaces.

New England Baptist Hospital will continue to expand its transportation demand management program designed to reduce single occupancy vehicle use by its employees. The plan includes continued sales of transit passes, maintenance of a successful rideshare program and a gradual increase in the supply of off-campus parking available for employees.

Following discussions with the Boston Redevelopment Authority and the Boston Transportation Department, the Hospital will prepare a Transportation Access Plan, which will include a Parking Management and Mitigation Plan, as part of the Project's DPIR.



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